

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

August 25, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-County Engineer, Barry Ginn-County Engineer, Brad Burris-Fire Services, Martin Steele-Environmental Health and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Mr. Helms moved to approve the minutes from the August 18, 2003 meeting. Mr. Lukert seconded the motion and the motion carried.

Old Business

None

Mrs. Becky Howard, Clerk's Office, arrived at 2:03 PM.

Mr. Helms moved to hear requests out of sequence from the agenda, as requested by applicants. Mrs. Keenum seconded the motion and the motion carried.

New Business

Faith Presbyterian Church – Medium Development – SUP/Conceptual Site Plan Review

Reggie Caruthers, project agent, and Bob Renner, church elder, were present and requesting conceptual approval to construct a 100 x 100 church building. Attorney Neal declared a conflict of interest due to being a representative in the sale of the property. Staff comments were discussed. A revised site plan, addressing staff comments, had been submitted. Handicapped parking spaces, with two ramps, were extended south of the proposed church building and the drive was located to the east with a 30' covered entrance. Grass parking is being provided to the south and west of the church building. A 250 seating capacity is proposed. The size of the church has been changed to 100 x 60. The retention area is located in the NW corner.

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The proposed building height is 30'. The proposed US 301 widening project was discussed in regards to possible changes to the site plan. Traffic counts will have to be further researched on CR 214 and US 301. The proposed entrance is on CR 214. ADA handicapped parking space requirements are based on total number of proposed parking spaces. DEP regulations for water systems were discussed. There is no kitchen proposed at this time. The engineering comments were discussed, in which some comments can be addressed during the preliminary review. There are no wetlands or flood zones on the property. Handicapped parking spaces will be paved. A fire management system will be provided. Sprinkler system requirements were discussed. Signs and exterior lighting will be provided. There is no screening or an environmental assessment required. Impact fees will be based on the size of the building. There is no proposed dumpster. DEP and SWFWMD permits are needed.

Mr. Helms moved for conceptual approval, subject to review of the revised plan. Mrs. Keenum seconded the motion and the motion carried.

Mr. Helms moved to hear Black Gold Composting next on the agenda. Mr. Springstead seconded the motion and the motion carried.

Black Gold Composting: Phase II – Major Development – Preliminary Site Plan Review

Ed Abshier, Grant and Dzuro, was present and requesting preliminary approval to further develop an existing compost facility and bagging plant. The engineering comments were discussed. There is no proposed traffic circulation plan and directional signage will not be required. The proposal is for wholesale use only. There will be signs posted along CR 237. The 100-year flood plain will be shown on the engineering plans. The berm requirements and landscaping features were discussed. There are existing trees on the property and additional will be planted. The fire protection requirements regarding the bagging process and moisture content will be addressed on the engineering plans. There is a request to extend the existing expiration date of operation. This request will have to be approved by the BOCC. Staff will verify the actual extension request process and requirements. The CUP requirements will be reviewed.

Mrs. Keenum moved to approve the preliminary request, subject to review of the CUP requirements by staff. Mrs. Howard seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:45 PM.

The Villages of Lake-Sumter – Master Improvement Agreement

Marty Dzuro, Grant and Dzuro, was present to present a master improvement agreement for approval. Attorney Neal gave an overview of what the agreement was proposing. The agreement will apply only to villa-type units, and will allow all building permits to be pulled prior to completion of the improvements. When a developer builds the proposed units in a villa currently, he finds that the construction traffic damages the road surface. The agreement proposes that the developer will maintain a certificate of deposit to guarantee the costs of the roadway construction in return for the ability to pull all building permits in a unit. No certificates of occupancy will be issued until the roadway is finished and inspected by the County. The County Engineer will perform the site inspections and review cost estimates.

Mr. Helms will work with the Villages in monitoring the figures and costs. The Committee discussed verbage and suggested adding a notice of renewal to the agreement.

Mr. Helms moved for approval of the agreement, subject to the discussed changes. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 84 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 43-unit subdivision. The staff, surveyor and clerk's comments were discussed.

Mrs. Keenum moved for final plat approval, subject to a revised plat being submitted addressing all comments. Mr. Lukert seconded the motion and the motion carried.

VOS: Bellamy Villas – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 46-unit subdivision. The staff, surveyor and clerk's comments were discussed.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 83 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering review to develop a 246-unit subdivision. Easement widths were discussed regarding maintenance and repairs. The various methods of access to perform needed repairs located in the easements were discussed. Situations may arise when the provided easements would be too narrow for repairs, and temporary easements would be necessary. The suggestion was made that the easements be widened or a note reflecting that could be placed on the face of the plat or included in the deed restrictions. Mr. Grant agreed to take the suggestion under consideration. All required agency permits are needed.

Mr. Springstead moved for engineering approval, subject to all agencies permits being submitted and the recommendation of a disclosure statement regarding the easements. Mr. Helms seconded the motion and the motion carried.

Attorney Neal excused herself at 3:30 PM.

VOS: Unit 82 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop a 102-unit subdivision. SWFWMD permits are needed.

Mr. Springstead moved for engineering approval, subject to receiving copies of SWFWMD permits. Mr. Helms seconded the motion and the motion carried.

VOS: Jasper Villas – Major Development – Engineering Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting engineering approval to develop a 63-unit subdivision. SWFWMD and DEP permits are needed.

Mr. Helms moved for engineering approval, subject to all required permits being received. Mrs. Keenum seconded the motion and the motion carried.

Wachovia Bank – Major Development – Engineering Review

The applicant was not present.

Mrs. Keenum moved to table the request until the next regular meeting. Mr. Helms seconded the motion and the motion carried.

Q & A-Public Forum

The construction detail manual and the process in which details are referenced on the plans and how the manual is utilized were discussed.

The next DRC meeting is scheduled for September 8, 2003.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

The meeting adjourned at 3:45 P.M.